

Summary of Comments and Questions Raised During Lewinsville Renovation Project Community Meeting

2/29/12

1. Resident asked if the County planned to survey the senior population to ascertain what they would like to see in the building.

Response: No, however there will be additional public meetings after the County receives proposals in response to the RFP to allow for feedback from community. In addition, the community leaders were very helpful in gaining feedback during the last go-around, and expect the community to be helpful providing suggestions and input again. There will be ongoing opportunities to provide input and feedback before design and plans are finalized. A website will be established to keep the community, Lewinsville clients and others up-to-date on the status of this project. Residents can also provide feedback to Supervisor Foust via email at Dranesville@fairfaxcounty.gov.

2. Resident expressed concern regarding proposed Senior Center sq. footage and recommended 10,000 square feet. Reminded attendees that the senior population is growing and plan needs to include additional space for Senior Center activities.

3. Resident expressed concern about traffic patterns and proposed parking for renovated facility, given that the square footage is going from “38,000 square feet to 92,000 square feet”.

Response: Staff explained that the proposed parking currently surpasses county requirements and would be reviewed again. The Lewinsville SEA approved in 2004 allowed up to 92,000 square feet which represented the total square footage for both the housing and the public facility buildings. The FINAL square footage developed on the site will be determined by the successful applicant and community input.

4. Residents want to make sure that the architectural design is consistent with neighborhood and maintains a “residential” look and feel.

Response: The conceptual plan serves as a guide for all prospective building/developer applicants. Architectural designs will be provided and refined and the community will have an opportunity to provide input at various intervals throughout the planning process.

5. During the last round of community meetings and public hearings, decisions were made to enhance landscaping along the property lines abutting both Vistas Lane and Evers Drive. Additionally, residents were told that renovation of the facility would not interfere with views from residential property along Vistas Lane. Resident wants reassurance that County is still committed to this development condition.

Response: Yes, it is.

6. Resident raised concern that building 73 independent units instead of a mixture of independent and assisted living units will increase the need for parking and impact traffic patterns because there will be more seniors in the facility with their own car. A neighbor asked whether the traffic study had been done.

Response: The traffic study has not been done for any new plan but it will be. The proposed parking on the conceptual plan exceeds current County requirements for the 73 units and senior services. Other uses on the site such as the athletic fields require parking consideration.

7. Resident raised questions about the selection process and eligibility criteria for residents in the building.

Response: The facility is designed for low/moderate income seniors and the County will assess applicants for eligibility.

8. A current resident in the Lewinsville Senior Facility asked whether she would have priority once the new housing building is completed.

Response: Current residents would have priority over new independent living applicants.

9. Attendee asked if the County was still planning to offer late-stage, center-based Alzheimer's care at this site.

Response: County Health Department, Neighborhood and Community Services and Area Agency on Aging staff are exploring opportunities to expand ADHC service at the site. Plans include study of the current service delivery model to determine if operational enhancements can be made to promote efficiencies, improve quality and build capacity. As County staff evaluates the current service delivery model, they will look for opportunities to enhance, maximize and leverage County resources, build capacity, enhance operational efficiencies, promote integration of co-located services, enhance quality and improve transition from one service to another.

10. Concern regarding storm water collection and erosion was raised.

Response: Ponds will be used, as originally planned. The County's consulting Engineer stated that the project design plans would need to be modified to ensure compliance with new, more stringent, County requirements designed to address storm water collection/run off. Management of storm water will be better than what was proposed back in 2004.

11. Resident expressed concerns with County plans to handle trash removal, especially if there will be an increase in the volume of trash created at this site with independent housing units. Neighbor predicts triple the amount of trash if square footage is tripled.

Response: Dumpsters will be placed in a screened central area, away from existing residences.

12. Do you have a budget and if so how does the County plan to finance this project?

Response: The County is looking for Public-Private partnership that may utilize the Federal Low Income Housing Tax Credit program, developer loans, and other incentives. The County is soliciting proposals for a developer to build and operate the housing component of the facility. Limited public funding will be provided for construction of the public facility.

13. Multiple questions about timeline and what will happen to current "users" (e.g. will infants and children in the child daycare centers be temporarily housed in trailers; where will Senior Center and Adult Day Health Care participants receive ongoing service). Concern expressed that the Pimmit Senior Center would be overcrowded with Lewinsville Center users.

Response: The County will notify the community and those that utilize services at Lewinsville when a firm timeline is established. The County will continue developing plans so services can be offered with the least amount of disruption. County staff will work with the community and developers to provide alternative arrangements for current Lewinsville service providers. County staff will be able to develop more definitive Continuation of Operations Plans once a developer is selected and the timeline is established.

14. How long will construction take?

Response: Approximately one year for the housing building and one year for the public facility building. A phased development will help formulate relocation plans.

15. Building contains asbestos; how will that be handled?

Response: The developer/builder will be aware of and will contain and remediate asbestos. No residents will be living in or using services in the facility during the demolition period.

16. Will day care fees increase?

Response: It is too early to talk about what might happen with costs and/or fees. The County expects the developer to be able to handle costs. Rents for the day care facility will be closer to market rents.

17. Is there any facility in Fairfax County that is similar to what is being proposed for Lewinsville?

Response: No, but Herndon Harbor House serves as an example as it has independent living, a senior center and adult day care but no child care services.

18. Comment made after the public meeting: "Under the 2004 approved plan, the baseball field faces Great Falls Street and there are safety issues and the neighbor hopes that there will be a fence to keep balls and players from running into the street."

Response: The constituent was assured that protective barriers would be included in the project design.